

DESIGN & ACCESS STATEMENT

Client: Messr Lyons

**Address: Beech Tree Farm
Cloudside
Congelton
CW12 3QQ**

**Proposal: Two Extensions to existing
Agricultural Building.**

Prepared by

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1.0 INTRODUCTION

This document is in full support for an extension of an existing building onsite at Beech Tree Farm, Congleton. The proposals include a 40ft x 40ft fodder store building and a 20ft x 35ft general purpose building used to store general farming supplies used on the farm day to day. The applicants have a well-established farm business and are looking to improve the facilities at Beech Tree Farm.

2.0 FARM BUSINESS ENTERPRISE

LIVESTOCK

Sheep

194 Ewes Lambing at 200%

65 Ewe Hogg Breeding Replacement

25 Tups

The applicants have a flock of pedigree Suffolk ewes and Tups and a commercial flock of sheep. The applicants undertake all husbandry in hand and lamb from December through until May.

LAND

The farm business farms over 148 acres or thereabouts of which 28 acres is owned by the applicants. All of the land is down to a permanent grass ley.

3.0 DESIGN – SITE ASSESSMENT

An assessment of the site has been conducted and has concluded that the proposed site is the most suitable for the development, without causing significant damage and disturbance to the surrounding environment and landscape, minimising the loss of agricultural land.

4.0 EXISTING BUILDING

The existing building is 60ft x 60ft in size and provides the applicants with a vital space during the lambing period and throughout the year for housing livestock.

5.0 PROPOSED BUILDING DESIGN – SIZE

There are two buildings which are part of the proposals of this application these are briefly described below:

1. Fodder Storage Building

This building will measure 40ft x 40ft and the southern elevation will bolt onto the existing building.

2. General Storage Building

The general storage building will be to the south of the existing building with the northern aspect bolting onto to the existing building. The building will be 20ft by 35ft.

6.0 PROPOSED BUILDING DESIGN – APPEARANCE

There are two buildings which are part of the proposals of this application these are briefly described below:

1. Fodder Storage Building

This building will be of portal frame construction with concrete panels too two meters in height with Yorkshire boarding thereafter to the eaves. The eastern elevation will be open fronted allowing modern agricultural machinery to easily access and egress the building.

2. General Storage Building

This building will be of portal frame construction with concrete panels too two meters in height with Yorkshire boarding thereafter to the eaves. The eastern elevation will be open fronted allowing modern agricultural machinery to easily access and egress the building.

7.0 FODDER STORAGE

The dry storage of fodder will help preserve and prevent fodder from becoming mouldy. Damp and mouldy fodder can cause serious health implications for livestock. The mould spores are harmful to livestock and can cause respiratory and health issues which are detrimental to the health and welfare of livestock. The proposed replacement fodder and implement store will help the applicant to dry store fodder and improve the health and welfare of the livestock.

8.0 ACCESS

It is not considered that any additional access will be required to the road as the existing access is suitable. It is therefore not considered that any further consultation with the highway authority is necessary.

9.0 VISUAL IMPACT

The proposed building will have minimal visual impact on the surrounding landscape. The trees to the rear and existing building will largely visually screen the two proposed extensions.

10.0 SUMMARY

- The farm business has no current provision for the storage of fodder
- There is no purpose-built general storage area onsite.
- The proposed buildings are in keeping with the existing building onsite and will have minimal visual impact.
- The proposed buildings will be vital to the day to day running of the farm business.